

**Clarifications and Responses to Written Questions**  
**Upper Cumberland Regional Health Facility Best Value Type 2 RFP**

Submitted Written Questions		Responses and Clarifications
1.	General Clarification:	Questions of similar content or concern have been combined for response purposes.
2.	Why is this project Best value Type 2 rather than Type 3?	<p>1. The State Building Commission approved the Best Value Type 2 alternative delivery for the project and this RFP supports that objective.</p> <p>The Upper Cumberland project involves unique design and construction requirements in support of LEED Gold certification. The Best Value Type 2 process serves the interests of the State to secure a General Contractor offering the best combination of qualifications, current and relevant experience, a well-defined approach to the overall project delivery, and a competitive cost-bid.</p>
3.	<p>Regarding Subcontractors:</p> <p>a. Since subcontractors are selected at the last minute based on their bids, how do we respond to Items C.3 (subcontractor identification) and Item C.8 (subcontractor experience) if subs may change after delivery of the Proposals?</p> <p>b. Can this requirement be omitted from the RFP?</p> <p>c. In addition to the major subs, (Plumbing, HVAC, &amp; Electrical), what additional trades subs should be identified in the Proposal?</p> <p>d. Is the State going to approve a Proposer's selected subcontractors, and will this affect the Proposal's score?</p>	<p>a. Refer to Amendment Number 1 as posted on the RPA Webpage. The revised schedule provides extra time prior to submittal of the Proposal documents in order for Proposers to complete the RFP requirements.</p> <p>b. No.</p> <p>c. Due to the unique requirements of the project's specialized design and materials, a Proposer shall also identify their roofing, glazing, and landscape contractors in the Proposal document.</p> <p>d. The State will review subcontractor information as provided by the Proposer in response to Section C requirements, and assign values (score) accordingly.</p>
4.	<p>Reference RFP Section 3.2.5, 50 page limit.</p> <p>Clarification: Is 50 pages the total document size allowed?</p>	<p>As stated in the RFP, the page count does not include binders, covers, tabbed dividers, résumés, nor appendices for exhibits and examples.</p> <p>Also, the Proposal and Evaluation Guide pages when included are not counted. The fifty (50) page limit is for the substantive content of the Proposal and would be numbered pages.</p>

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5.	How will Proposers know of changes and updates?	<p>Candidate Proposers who have submitted a Letter of Intent to submit proposals will be notified by Email directed to the Proposer's designated contact person.</p> <p>Amendments to the RFP and other update information will be posted on the Real Property Administration web page for this RFP.</p>
6.	How will addenda be obtained?	Addenda will be obtained from the Project Architect as normal project procedure, and will also be posted on the Real Property Administration web page listing this RFP.
7.	How do Proposers obtain answers to questions regarding issues in the plans and specs?	<p>All questions pertaining to the contract documents (Plans and Specifications) shall be directed to the Project Architect.</p> <p>Addenda resulting from submitted questions will be posted on the Real Property Administration web page listing this RFP.</p>
8.	Subcontractors are strategic in supplying their bid number close to the cutoff time for the Proposal submission. How will Proposers be able to complete or update their Proposals with last-minute subcontractor information, given the competition within the trades for their division of work?	Refer to response for Item 2 above.
9.	Will the State consider adding days to the RFP schedule so that Propers can adjust their Proposals both from responses provided by the architect for technical questions, and as a result of the State's responses to submitted Proposal Questions	Refer to RFP Amendment 1 as revised.
10.	What will be the total scored values for Sections B and C in the Credential Proposal.	The maximum score (assigned value) for Section B of the Proposal & evaluation guide is 25 points, and the maximum for Section C is 25 points. The combined maximum is 50 points as listed in RFP Section 4.1.1.

**END OF CLARIFICATIONS AND RESPONSES TO QUESTIONS**